

GOVERNMENT OF TELANGANA
ABSTRACT

Rules – The Andhra Pradesh Reorganization Act, 2014 - The Andhra Pradesh Rights in Land and Pattadar Pass Book Rules, 1989 - Adaptation to the State of Telangana – Notification - Orders – Issued.

REVENUE(ASSN.I)DEPARTMENT

G.O.Ms.No.123

Dated:01.06.2016

Read the following:-

- 1) The Andhra Pradesh Reorganization Act, 2014 (Central Act No. 6 of 2014).
- 2) From the Special Chief Secretary & Chief Commissioner of Land Administration, Telangana State, Hyderabad, Lr.No.2/625/2016, Dt.24.05.2016.

O R D E R:-

Whereas, by section 101 of the Andhra Pradesh Reorganization Act, 2014 (Central Act No. 6 of 2014), the appropriate Government i.e., the State of Telangana is empowered by order, to make such adaptations and modifications of any law (as defined in section 2 (f) of the Act) made before 02.06.2014, whether by way of repeal or amendment as may be necessary or expedient, for the purpose of facilitating the application of such law in relation to the State of Telangana, before expiration of two years from 02.06.2014; and thereupon every such law shall have effect subject to the adaptations and modifications so made until altered, repealed or amended by a competent Legislature or other competent authority;

2. And whereas, it has become necessary to adapt and modify The Andhra Pradesh Rights in Land and Pattadar Pass Books Rules, 1989 for the purpose of facilitating its application in relation to the State of Telangana;

3. Now, therefore, after careful examination, Government have decided to adapt and modify the said rules, which was in force as on 01.06.2014;

4. Accordingly, the following Notification will be published in an Extra Ordinary issue of the Telangana Gazette, dated:01.06.2016.

NOTIFICATION

In exercise of the powers conferred by section 101 of the Andhra Pradesh Reorganization Act, 2014 (Central Act No. 6 of 2014), the Government of Telangana hereby makes the following Order, namely:

1. (1) This Order may be called "The Andhra Pradesh Rights in Land and Pattadar Pass Book Rules, 1989 (Telangana Adaptation) Order 2016";

(2) It shall be deemed to have come into force with effect from 02.06.2014.
2. For the purpose of this Order and the Rules adapted herein, the expression "**the State**" shall have the meaning and area as specified in Section 3 of the Andhra Pradesh Reorganization Act, 2014.

P.T.O

3. In The Andhra Pradesh Rights in Land and Pattadar Pass Books Rules, 1989.
- (1) throughout the Rules for the words "**Andhra Pradesh**" or '**A.P**' (occurring otherwise than in a citation or description or in a title of other enactments) the word "**Telangana**" shall be substituted.
- (2) In Rule 18, "in sub-rule (3), for clause-C the following shall be substituted namely:- "Orders on all intimations shall be passed within a period of (10) days for succession cases,(15) days for other cases such as gifts, sales etc, from the date of receipt of an intimation".
- (3) In Rule 19, for sub-rule (1) the following shall be substituted, namely:-
- The notice referred to in sub-section (3) of section 5 of The Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 shall be in Form VIII (Annexure Appended to this order) for succession cases and Form VIII (a) (Annexure Appended to this order) for other cases.
4. In Rule 22,
- (i) in sub-rule (2) for the expression "31.03.2008" the expression "15.6.2016" shall be inserted.
- (ii) in sub-rule (2) in clause (a) for the expression "31.12.2000" the expression "2.6.2014" shall be substituted.
5. For forms – X, XI, XII, XIII (B) and XIII (C) the following forms annexed to this G.O. shall be substituted.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

B.R.MEENA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationary and Stores, Purchase Chanchalguda,
Hyderabad (With a request to supply 100 copies of the notification)
The Special Chief Secretary & Chief Commissioner of Land Administration,
Telangana State, Hyderabad.
All the District Collectors.
Copy to:
The Law (F) Department.
The Revenue (Assn.II) Dept.
The Revenue (Assn.III) Dept.
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

FORM X
[See Rule 22(2)]

To
The Tahsildar,
..... Mandal,
..... District.

1. Name of the Applicant (i.e is alienee or transferee):
2. Father's Name:
3. Age, profession and place of residence and address:
Aadhaar No:
Contact No:
4. Name of the alien or/ transferor, with Father's name:
5. Age, profession and place of residence and address:
Aadhaar No:
Contact No:

Sri,
I have acquired by alienation/transfer the following lands from.....on.....by an unregistered document dated signed by Sri/Smt/Kum.....S/W/D/o.....R/o.....

Mandal	Village	Survey No	Sub-division If any	Extent	Patta No . If any
(1)	(2)	(3)	(4)	(5)	(6)

Classification			Area acquired	Amount of Consideration	Remarks/Boundaries
Wet	Dry	I.D			
(7)	(8)	(9)	(10)	(11)	(12)
					North: East: West: South

There are no amounts due to Government in respect of the land.

An amount of Rs is due to the Government in respect of the land towards.....(here mention the item against which the amount is outstanding).

The alienation or transfer is not in contravention of the provisions of the A.P. land reforms (ceiling of Agriculture Holdings) Act, 1973 (Telangana Adaptation) Order, 2016 and the Urban Land (ceiling on regulation) Act,1976 (Telangana Adaptation) Order, 2016 the A.P scheduled Areas Land Transfer Regulation,1959 (Telangana Adaptation) Order, 2016 and the A.P Assigned Land(Prohibition of Transfer)Act,1977 (Telangana Adaptation) Order, 2016.

I also enclose the following documents: (Here give the list of documents)

- 1.
- 2.
- 3.

Name of the witnesses , if any should be stated here.

I request to issue a certificate under Section 5- A(4) of the A.P .Rights in Land pattadar P ass Books Act,1971(Telangana Adaptation) Order, 2016 and Rule 22(5) (ii) of A.P Rights in land and pattadar pass Books Rules,1989(Telangana Adaptation) Order, 2016 declaring that the alienation /transfer of the land is valid.

Your 's faithfully,

Signature of the applicant.

I hereby declare that the facts stated above are true to the best of my knowledge and belief.

Place :
Dated :

Signature of the applicant.

GOVERNMENT OF TELANGANA
Office of the Tahsildar_____Mandal, _____District

FORM XI
[See Rule 22(3)]

Notice is hereby given that the application filed before the undersigned under Sub-section(1) of section 5-A of the A.P [Rights in Land] and Pattadar Pass Books Act,1971 (Telangana Adaptation) Order, 2016 by Sri/Smt/Kum..... S/W/D/o..... for validation of alienation /Transfer of land bearing Survey No/ Sub Division No..... measuring Acs.....Gts..... situated in Village.....Mandal, will be taken up for consideration at AM/PM on.....(day of the week)..... (date) as the time of hearing, you are to produce necessary oral and documentary evidence bearing on the alienation or transfer.

If you fail to appear at the hearing, the matter will be decided ex-parte.

Tahsildar

Date
To
.....
.....

(The Alienor/ or his/her L.Rs)
Copy to the applicant Sri/Smt/Kum-----S/W/D/o-----

GOVERNMENT OF TELANGANA
Office of the Tahsildar_____Mandal, _____District

FORM XII
[See Rule 22(3)]

Notice is hereby given that the application filed by Sri/Smt/Kum
..... S/W/D/o..... for validation of alienation /transfer
of land bearing Sy.No/S.D.No..... measuring Acs,.....Gts....., situated in village
of.....Mandal before the undersigned, will be enquired
into at.....A.M / P.M (day of the week)
(date).....(place).....under section 5-A of the Act and 22 of the Rules.

Any person interested in the case should be present at the hearing and should
produce necessary oral or documentary evidence bearing on the claims that they may
have in this regard.

Date :

Tahsildar

GOVERNMENT OF TELANGANA
Office of the Tahsildar_____Mandal, _____District

CERTIFICATE
FORM XIII (B)
[Under section 5-A (4) Rule (22(5) (ii)]

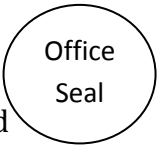
WhereasSri/Smt/Kum.....(Name)(S/W/D/o.....
.....(address) applied for validation
of sale/alienation under section 5-A of the Act. After compilation of a due enquiry as
prescribed under the law Sri/Smt/Kum.....S/W/D/o
..... is found to be the purchaser of the land by an unregistered
document in Survey No/S.D.No..... extent..... from
Sri/Smt/Kum..... described in detail in the schedule and sketch attached and
whereas under the provisions of sub-section (4) of Section 5-A of the A.P. ‘(Rights in
Land) and Pattadar Pass Books Act, 1971 (Telangana Adaptation Order) 2016, the said
alienee/transferee was required to deposit an amounttowards
registration fee and stamp duty in consultation with the Sub-Registrar’s office and he
has deposited an amount of Rs.....(in words)
.....equal to the registration fee and stamp duty that
would have been payable had the alienation/transfer been effected by a Registered
document in accordance with the provisions of the Indian Registration Act, 1908
towards alienation/transfer.

Therefore by virtue of the power vested in me under section 5-A of the A.P
[Rights in Land] and Pattadar Pass Books Act,1971 (Telangana Adaptation) Order,
2016.

I order that the above alienation /transfer described below as valid.

Schedule:
Description and landed property rough sketch attached
..... if sketch is not available.

To
The person interested



Signature:
Tahsildar:

Copy to the Sub-Register, concerned, together with
Form- XIII- C

GOVERNMENT OF TELANGANA

Office of the Tahsildar_____Mandal, _____District

FORM XIII (C)

(To be filled up by Tahsildar and attached to order in Form No. XIII-B Rule 22(5) (iii))

1	S1. No. and year of reference of Mandal office: (for each calendar Year).	
2	Number and date of order of Tahsildar in which the transaction is validated:	
3	Name of S.R.O to which the transaction relates:	
4	Name of the village where the property is situated:	
5	Description of the property effected S. No, Extent in Acs & Gts with boundaries on all 4 sides: (Copy of the document Form XIII-B to be enclosed)	
6	Name/s of the transferor/s with full addresses	
7	Name of the transferee/s with full address	
8	Nature of the transaction.	Un-registered sale deed.
9	Date of execution of document.	
10	(i) Market value as per basic Register. (To be verified with reference to records of Registration Dept).	Rs._____
	(ii) Consideration shown in the document. (For sale deeds only)	Rs._____
11	Amount collected towards (i) Stamp duty (ii) Transfer duty (iii) Registration fee	
12	Particulars of challan in which the Amount is remitted in to the Treasury (Challan No date and Name of Treasury) (Copy of Challan to be enclosed).	

Place:
Date:



Signature of the Tahsildar
with date and seal.

FORM VIII
[See Rule 19(1)]
Notice(for succession cases)

Whereas the undersigned has received an intimation of the fact of acquisition of a right as described in the schedule here under and it appears that amendment has to be made in the Rights in consequence thereof

And/or

Whereas the Recording Authority has reason to believe that an acquisition of right has taken place as described in the schedule hereunder and it appears that amendment has to be made in the Rights in consequence thereof.

Now, therefore, under sub-section (3) of Section 5 of Andhra Pradesh [Rights in Land] and Pattadar pass Books Act, 1971 (Telangana Adaptation Order), 2016.

All persons interested or affected are hereby required to show cause on or before.....(date to be specified not being earlier than (5) days from the service/publication of the notice) as to why the amendment should not be carried out.

You.....

All persons are interested or affected are also required to appear before the undersigned on(date not earlier than (7) days from the service/publication of the date of notice) at.....(place)(time) in connection with the enquiry proposed to be held in respect of the above matter.

Recording Authority

Schedule

S. No. etc., of the entry relating to which is sought to be amended	Brief/purport of proposed amendment
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FORM VIII (a)
[See Rule 19(1)]
Notice (for other cases)

Whereas the undersigned has received an intimation of the fact of acquisition of a right as described in the schedule here under and it appears that amendment has to be made in the Rights in consequence thereof

And/or

Whereas the Recording Authority has reason to believe that an acquisition of right has taken place as described in the schedule hereunder and it appears that amendment has to be made in the Rights in consequence thereof.

Now, therefore, under sub-section (3) of Section 5 of Andhra Pradesh [Rights in Land] and Pattadar pass Books Act, 1971 (Telangana Adaptation Order), 2016.

All persons interested or affected are hereby required to show cause on or before.....(date to be specified not being earlier than (7) days from the service/publication of the notice) as to why the amendment should not be carried out.

You.....

All persons are interested or affected are also required to appear before the undersigned on(date not earlier than (10) days from the service/publication of the date of notice) at.....(place)(time) in connection with the enquiry proposed to be held in respect of the above matter.

Recording Authority

Schedule

S. No. etc., of the entry relating to which is sought to be amended	Brief/purport of proposed amendment
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